

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board Meeting held on November 12, 2020**

**Time: 11:00 a.m.**

**Location: Microsoft Teams**

**Members Present:**

Michael Giannelli, *Certified Residential Appraiser Member*

Matthew Jenkins, *AMC Member*

Thomas Kokoliadis, *Banking Member*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

William McLaughlin, *Certified General Member*

Tracy Sharkey, *Licensed Real Estate Broker*

Paula Wolfe, *Certified Residential Appraiser Member*

**Administrative Staff Present:**

Mari Cooney, *Executive Director*

Kristin Mitchell, *Associate Executive Director*

Tamara Smith, *Program Coordinator*

Milla Lewis, *Administrative Assistant*

Lynn Read, *Board Counsel*

**Call to Order** – Michael Giannelli opened the meeting at 11:07 a.m.

**Vote on Minutes of October 8, 2020** – After brief discussion, a MOTION was made by Timothy McDonough to approve the minutes as amended. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

**Executive Director's Report to the Board:**

Shawn Murphy, former Executive Director, formally introduced the Board to the new Executive Director, Mari Cooney, and Associate Executive Director, Kristin Mitchell.

A MOTION was made by Timothy McDonough to accept the 2021 meeting schedule. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by a roll call vote.

**Schedule Next Board Meeting Date**

Subcommittee Meeting Date: December 10, 2020

Full Board Meeting Date: January 14, 2021

**Board Counsel's Report to the Board:**

Lynn Read reported to the Board on AMC Regulation updates. They are still currently under review and our General Counsel has informed her that this review will be finished as soon as possible.

**License Application Report**

A MOTION was made by Timothy McDonough to accept Board Reviewers' recommendations of approval for license applications. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

<u><b>Applicant</b></u>	<u><b>TC</b></u>	<u><b>Last Action Taken</b></u>
JS	CR	Board Approved
KS	CR	Board Approved
KCB	CR	Board Approved
JP	CR	Board Approved
SP	CR	Board Approved
EC	CG	Requested More Reports
KC	CR	Board Approved
KC	CR	Board Approved
SK	LA	Board Approved
PH	LA	Board Approved
AK	CR	Board Approved
AE	CG	Requested More Reports
CP	CR	Board Approved

**Education Report:**

A MOTION was made by Timothy McDonough to accept Board Reviewers' recommendations of approval for education courses. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

Courses For Agenda						
<b>Provider Name</b>	<b>Course Name</b>	<b>Hours</b>	<b>Type</b>	<b>ResFlag</b>	<b>AQB</b>	<b>Recommendations</b>
<b>MA &amp; RI Chapter of Appraisal Institute</b>	<b>Interpreting the New Normal in the Real Estate Industry</b>	<b>2</b>	<b>C</b>	<b>NR</b>	<b>N</b>	<b>Board Approved</b>
<b>ASA</b>	<b>2020 International Appraisers Conference</b>	<b>13</b>	<b>C</b>	<b>NR</b>	<b>N</b>	<b>Board Approved</b>
<b>MBREA</b>	<b>2020 New England Appraisers Commercial Program</b>	<b>4</b>	<b>C</b>	<b>NR</b>	<b>N</b>	<b>Board Approved</b>
<b>The Columbia Institute</b>	<b>Calculating &amp; Supporting Adjustments</b>	<b>4</b>	<b>C</b>	<b>E</b>	<b>Y</b>	<b>Staff Approved</b>
<b>MBREA</b>	<b>Basic Appraisal Procedures</b>	<b>30</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>

<b>ASFMRA</b>	<b>Rapid Fire Case Studies 2020</b>	<b>4</b>	<b>S</b>	<b>E/NR</b>	<b>N</b>	<b>Board Approved</b>
<b>MBREA</b>	<b>2020 New England Appraisers Expo General Session</b>	<b>3</b>	<b>S</b>	<b>NR/R</b>	<b>N</b>	<b>Board Approved</b>
<b>MBREA</b>	<b>2020 New England Appraisers Expo Residential Program</b>	<b>4</b>	<b>S</b>	<b>R</b>	<b>N</b>	<b>Board Approved</b>
<b>Appraisal Institute</b>	<b>Online Appraisal of Manufactured Homes Featuring Next-Generation Manufactured Homes</b>	<b>8.5</b>	<b>S</b>	<b>E</b>	<b>Y</b>	<b>Staff Approved</b>
<b>ASFMRA</b>	<b>Integrated Approaches to Value (A304)</b>	<b>27</b>	<b>P</b>	<b>NR</b>	<b>Y</b>	<b>Staff Approved</b>
<b>ASFMRA</b>	<b>Eminent Domain (A250)</b>	<b>14</b>	<b>S</b>	<b>NR/E</b>	<b>N</b>	<b>Board Approved</b>
<b>ASFMRA</b>	<b>Advanced Appraisal Exam Preparation Course</b>	<b>20</b>	<b>S</b>	<b>NR/E</b>	<b>N</b>	<b>Board Approved</b>
<b>ASFMRA</b>	<b>Advanced Rural Case Studies (A400)</b>	<b>36</b>	<b>S</b>	<b>NR/E</b>	<b>N</b>	<b>Board Approved</b>
<b>ASFMRA</b>	<b>Integrated Approaches to Value (A304)</b>	<b>27</b>	<b>S</b>	<b>NR/E</b>	<b>Y</b>	<b>Staff Approved</b>

**Discussion:**

Review of Regulations. Lynn Read informed the Board that she is still working on regulation changes and asked the Board if they had any suggested amendments.

Matters Not Reasonably Anticipated. Michael Giannelli asked about an applicant's status for resubmission. Kristin Mitchell informed him and the Board she will look into and follow up as necessary.

**Board Chair opened meeting to the Public:**

- (a) Steve Sousa asked the Board if MBREA can begin scheduling Zoom meetings for education courses.

**Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:**

At 12:00 PM a MOTION was made by Timothy McDonough to exit Open Session and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C and not resume except to adjourn. The motion was seconded by Tracy Sharkey and unanimously adopted by the Board by a roll call vote.

After the Investigative Conference the following was reported by the Board:

<b>Docket</b>	<b>Board review</b>
2020-000239-IT-ENF	Dismissed
2020-000434-IT-ENF	Board Tabled
2020-000468-IT-ENF	Board Tabled

A MOTION was made by Timothy McDonough to affirm case decisions. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

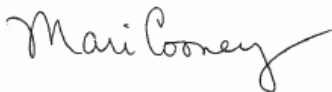
A MOTION was made by Thomas Kokoliadis to return to Open Session, seconded by Timothy McDonough and unanimously agreed to by the Board by a roll call vote.

**Adjourn**

Thomas Kokoliadis made a MOTION to adjourn meeting at 12:48 p.m., seconded by Timothy McDonough and unanimously adopted by the Board by a roll call vote.

**List of Documents Used in Open Meeting:**

1. Agenda for meeting of November 12, 2020
2. Draft Minutes of meeting held October 8, 2020



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Mari Cooney, Executive Director  
Board of Registration of Real Estate Appraisers